



Toller Road, Stoneygate

£175,000 Leasehold

Attractive top-floor apartment in a converted period house in Stoneygate. Features 2 bedrooms, modern fitted kitchen, 4-piece bathroom with roll-top bath, share of freehold & tree-lined road location.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D



0116 274 5544





Communal Entrance

With stairs to the second floor

Entrance Hall

L-shaped entrance hall with radiator and roof light

Living room

17' 2" x 11' 7" (5.23m x 3.54m)

With sash window to front elevation, laminate effect flooring, gas fire with hearth and fire surround, TV point, built-in under eaves storage and radiator



Kitchen

16' 1" x 6' 11" (4.90m x 2.10m)

Featuring a window to the side elevation, a range of fitted wall and base units with work surfaces over, stainless steel sink and drainer, gas cooker point, plumbing for a washing machine, and space for a fridge and freezer. The kitchen also benefits from a generously sized storage cupboard.

Bedroom One

17' 5" x 9' 10" (5.30m x 3.00m)

With a window to the rear elevation, fitted wardrobes, a built-in eaves storage cupboard, and a radiator.

Bedroom Two

With a window to the front elevation, built-in eaves storage cupboard and radiator.

Bathroom

With window to the side elevation, freestanding roll-top bath, separate tiled shower cubicle with overhead rainfall shower and handheld shower attachment, wash hand basin, low-level WC, wooden flooring and radiator.

Lease Information:

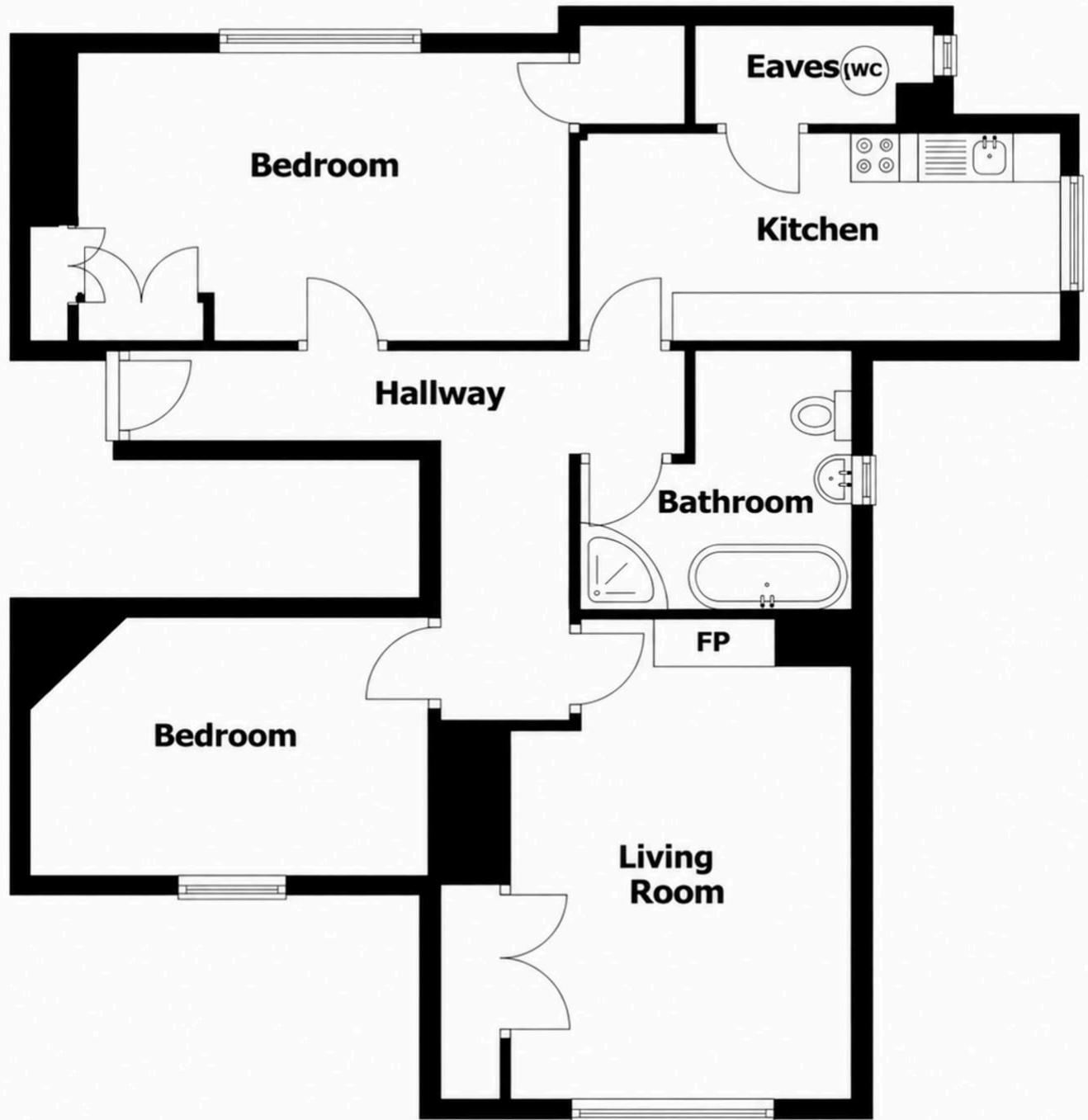
Lease commenced in 1986 for a term of 199 years.

The annual service charge is £1,584.

Redlands-Toller Management Company Limited is the freeholder and management company.

Restrictions include pets requiring approval from all flats and carpets being required throughout, except in the kitchen and bathroom.

Second Floor



We'll keep you moving...



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